



Petition Number: 1310-SPP-06 & 1310-DP-14

Subject Site Address: Southwest Corner of State Road 32 and Austrian Pine Way

Petitioner: Beau Wilfong

Request: Petitioner requests Development Plan and Primary Plat review for a new commercial subdivision on 20.56+/- acres within Maple Knoll PUD.

Current Zoning: Maple Knoll PUD, SR 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 20.56 acres

Zoning History: Ord. 04-02 Rezoning to Maple Knoll PUD

Exhibits:

- 1) Staff Report
- 2) Aerial Location Map
- 3) Primary Plat
- 4) Site Plans
- 5) Landscape Plan
- 6) Ord. 04-02 (Maple Knoll PUD)

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

Approval of a Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

Project Overview

Project Location

The subject property is approximately 20.955+/- acres and is located on the southwest corner of State Route 32 and Austrian Pine Way. The property has road frontage along State Highway 32 and Austrian Pine Way.



Project Description

The petitioner's request is for primary plat and development plan approval for a new commercial subdivision along State Highway 32. The proposed primary plat consists of nine (9) lots, a "Block A" and "Block B" for future trail areas, and a detention pond for the entire development. "Block A", which will be dedicated to the City of Westfield, is a thirty (30') foot wide linear greenspace along State Highway 32 for the purposes of the alternative transportation corridor. "Block B", which runs along the southern boundary of the subject property, is right-of-way for the future Midland Trace Trail.

Vehicular Access:

The property is bisected by a proposed fifty (50') access road that runs east-west through the center of the property, with access from Austrian Pine Way. The primary plat also proposes a right-in, right-out connection off State Highway 32. Any road cut on State Highway 32 requires approval by City Council prior to installation.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - Any street related to the subdivision
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - Title, scale, north point and date
 - Land use adjacent to proposed subdivision and owner's names

Comment: Petitioner is working with ECD Staff to ensure compliance.
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such

- streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – **Comment:** Petitioner is working with ECD staff to ensure compliance.
- Easements - locations, widths and purposes – **Comment:** Petitioner is working with ECD staff to ensure compliance.
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - Coordinate with WPWD
 - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – COMPLIANT
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - Compliant
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
 - Building setback lines – COMPLIANT
 - Legend and notes - COMPLIANT
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Comment:** Petitioner is working WPWD to ensure compliance.
 - Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used – **Comment:** Petitioner is working with ECD staff to ensure compliance.
 - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – Compliant
 - A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Comment:** Petitioner is working with WPWD to ensure compliance.
 - If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
 - If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - **Comment:** Petitioner is working with Hamilton County Surveyors Office to ensure compliance.
 - If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition



DEVELOPMENT PLAN REVIEW COMMENTS

Maple Knoll PUD (Ord. 04-02) – “Employment District” – underlying General Business (GB) zoning

1) Development and Architectural Standards (12.1 see exhibit 13)

a. Exhibit 13: Development and Architectural Standards – Employment District

b. Lots

- i. All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard
- ii. Minimum lot width at building line: 20 feet
- iii. Minimum Lot depth: 100 feet
- iv. Minimum lot Area: 2,000 square feet
- v. Front Setback: 0-80 feet
- vi. Minimum side Setback: 0 feet
- vii. Minimum rear yard setback: 0 feet
- viii. No building shall be closer than thirty (30) feet to Spring Mill, SR 32, or Austrian Pine Way; 40 feet if abutting Pine Ridge/Quail Ridge Subdivision

Comment: Compliant

c. General

- i. Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
- ii. Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter street shall be prohibited unless, between any such building and the Perimeter street, there is another building.

Comment: N/A

d. Landscaping (Section 13, Exhibit 17)

i. WC 16.06.050 On Site

1. Business Uses

- a. Minimum number of plant materials per acre: (20.56 acres)
- b. Shade trees – 10 per acre
- c. Ornamental or Evergreen Trees – 10 per acre
- d. Shrubs – 25 per acre

2. Road Frontage Standards

- a. One Shade per forty (40) linear feet next to public right-of-way (Counts towards on-site requirements)
- b. SR 32 (1,056 ft) – 27 shade trees required



- c. Access Road (1120 ft) – 11 shade trees required
- d. Austrian Pine way (780 ft) – 28 shade trees required
- Comment:** Petitioner is working with ECD staff to ensure compliance.

ii. WC 16.06.060 Buffer Yard Requirements

- 1. East Buffer (along Austrian Pine Way) – EI zoning – 15 foot buffer (*counts towards on site requirements)
 - a. 1 evergreen tree and five evergreen shrubs per 30 linear feet (780 feet)
 - b. 780 feet= 26 Evergreen Trees and 130 evergreen shrubs required
 - 2. South buffer (along Pine Ridge) – SF4 zoning – 40 foot buffer (*counts towards on site requirements) (Midland Trail counts towards buffer distance however plantings are still required)
 - a. 1 evergreen tree and five evergreen shrubs per 30 linear feet
 - b. 1080 feet= 36 Evergreen trees and 180 evergreen shrubs
 - 3. North Buffer (SR 32)- EI Zoning- 15 foot buffer (*counts toward on site requirements)(SR 32 greenway trail counts for buffer distance but planting are still required)
 - a. 1 evergreen tree and five evergreen shrubs per 30 linear feet
 - b. 1080 feet= 36 Evergreen trees and 180 evergreen shrubs
- Comment:** Petitioner is working with ECD staff to ensure compliance.

e. Signage (Section 14, see exhibit 18)

- i. Reviewed on separate permit

f. Street Standards (section 17, exhibit 21)

- i. Public streets shall meet the standards of the City of Westfield.

g. Open Space/Trails (section 18)

- i. The open space in the employment district shall be greater than or equal to 5% of the area of the Employment District.
- ii. Any portion or segment of Midland Trail System which is located within and part of the Real Estate shall be (25) feet in width and shall be paved by the developer, to a width of (12) feet to the standards and specifications of the town.

Comment: Petitioner working with ECD staff to ensure compliance.

1) **Overlay District Standards.**

The subject property is located within the **SR 32 Overlay District WC 16.04.065** (the “Overlay”);



SR 32 Overlay District WC 16.04.065

- a) Access Control Requirements (WC 16.04.065 (5))
 - i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.

Comment: Petitioner working with ECD staff to ensure compliance.

- b) New road cuts shall not be permitted unless specifically approved by the Westfield City Council and Indiana Department of Transportation.

Comment: Petitioner working with ECD staff to ensure compliance.

- c) Access roads in substantial compliance with the design plan included at figure 16.04.065.D shall be provided by developers.

- d) Setback Requirements

- i) Max setback: no further than one hundred and twenty (120) feet from SR 32 ROW
 - ii) Min setback: Thirty (30) feet from SR 32 ROW

Comment: COMPLIANT

- e) Landscaping and Amenity Requirements

- i) Purpose: establish alternative transportation corridor
 - (1) Policy that trail corridor and improvements by owned and maintained by City the City of Westfield.
 - ii) Trail corridor requirements
 - (1) A linear green space along each side of SR 32 that contains alt. transportation trail.
 - (2) Width: Min. of 30 feet measured from SR 32 ROW line or edge of pavement, whichever results in a greater distance from SR 32 centerline.
 - iii) Alternative transportation trail
 - (1) Installed in substantial compliance with figure 16.04.065(r)
 - (2) Alt trail shall be at least eight (8) ft in width and constructed in compliance with City construction standards.

Comment: Petitioner working with ECD staff to ensure compliance.

- iv) Interconnectivity: Alt. transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.

Comment: Petitioner working with ECD staff to ensure compliance.

- v) Corridor Plantings

- (1) Primary landscape material: shade trees, ornamental trees, shrubs, ground cover, and grass
 - (2) Min. of three (3) shade trees and one (1) ornamental tree ever one hundred (100) linear feet of trail corridor.
 - (a) 1056 ft along SR 32= 32 shade trees required and 11 ornamental trees required
 - (3) Shade trees planted shall be spaced: Min. fifteen (15) feet; Max forty (40) feet
 - (4) Trail Corridor planting shall be counted toward meeting planting requirements

Comment: Petitioner working with ECD staff to ensure compliance.

- vi) Water retention/Detention ponds

- (1) Natural appearance- designed with natural appearance, vegetation encouraged



- (2) Side slopes shall not exceed 4:1 (wet pond)
- (3) Side slopes shall not exceed 4:1(dry pond) and shall be graded to harmonize with overall open space design of the site.

Comment: Petitioner working with ECD staff to ensure compliance.

vii) Walls and Fencing

- (1) Permitted fences: masonry, decorative metal, finished wood
- (2) Prohibited: non-solid wood, chain link, non-decorative corrugated metal, electrified fences
- (3) Walls/fencing shall not be located in front yard
- (4) Permitted in side yard if consistent with primary structure building materials

2) **Subdivision Control Ordinance:** Please see primary plat comments.

3) **Development Plan Review Standards:** (WC 16.04.165(D)(3))

a) **Site Access and Site Circulation:**

- i) **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

Comment: Petitioner is working with Westfield Public Works Department (WPWD) to ensure compliance.

- ii) **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

Comment: Petitioner working with ECD staff to ensure compliance.

- iii) **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

b) **Signs:** (WC 16.08 *et seq.*) Not applicable.

4) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.



- 5) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
Comment: To be reviewed by WPWD.
 - 6) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
Comment: To be reviewed by WPWD.
 - 7) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development
Comment: To be reviewed by WPWD and other service providers.
 - 8) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
Comment: To be reviewed by WPWD.
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STAFF COMMENTS

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 317.674.6599 or rclark@westfield.in.gov.